

# Flansburgh Architects



**2017 – 2018 Elementary School Study**

# Agenda

- Welcome and Opening Comments

*Dr. Mary Malone, Superintendent*

- Current State of Elementary Schools

*Mr. Jorge Cruz, Flansburgh Architects*

- Working with the Massachusetts School Building Authority (MSBA)

*Mr. Dan Gleason and Mr. Jonathan Deforge, ASRSD School Committee*

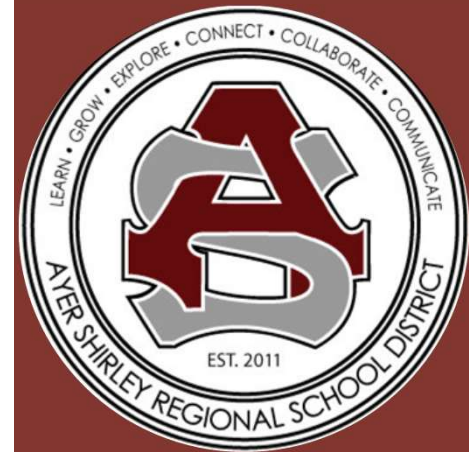
- 21<sup>st</sup> Century School Building Concepts

*Mr. Jorge Cruz, Flansburgh Architects*

- Next Steps

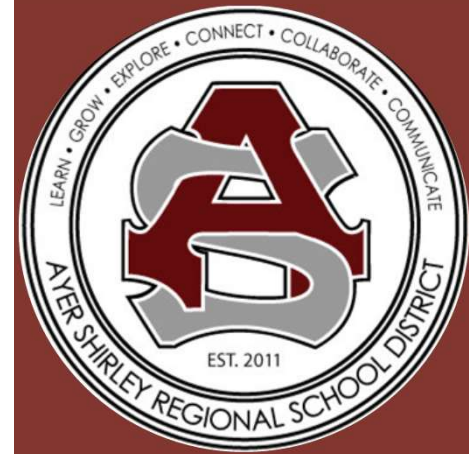
*Mr. Dan Gleason and Mr. Jonathan Deforge, ASRSD School Committee*

- Q & A



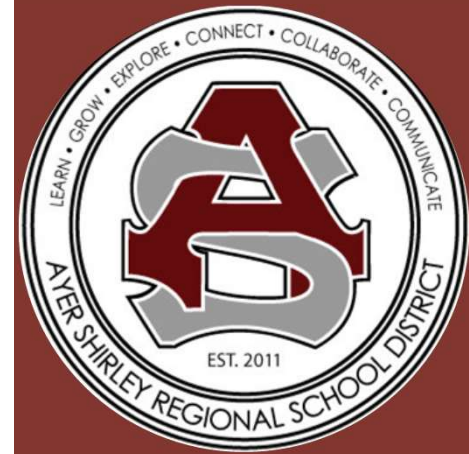
# Current State of Elementary Schools

- The schools are serviceable and have no safety concerns to continue operation.
- The systems are exceeding their expected service lives and need to be replaced or upgraded.
- The schools are not energy efficient and upgrades to systems should include energy savings equipment and materials.
- Capital expenditures will be required and code thresholds need to be considered in a repair plan.
- There are no code implications that require significant changes to the existing schools.
- Enrollment forecast for the next ten years is flat with roughly 825 total students in grades K-5 annually.
- Final report includes identification of the potential and suggested capital improvements necessary to extend the useful life of each facility.



# What is the MSBA?

- Massachusetts School Building Authority – A quasi-independent state government agency under the Treasurer's Office tasked with funding capital improvements in Massachusetts public schools.
- How is the MSBA Funded? – One penny of each 6.25 cents of sales tax.
- Since it was established in 2004, the MSBA has made more than \$13 billion in reimbursements to cities, towns, and regional school districts.
- The MSBA has participated in, or is currently working on, over 600 projects.



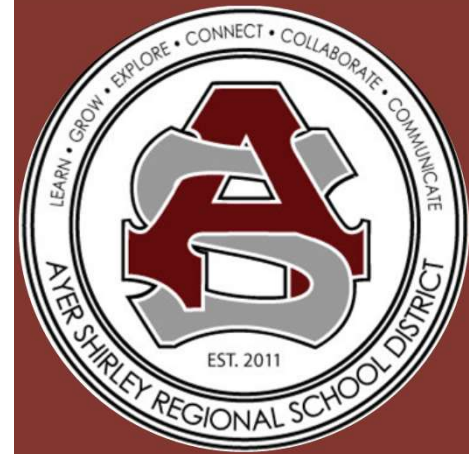
# MSBA Programs

- Core

- Major construction, either addition/renovation or new building.
- High school addition/renovation was funded through this program.

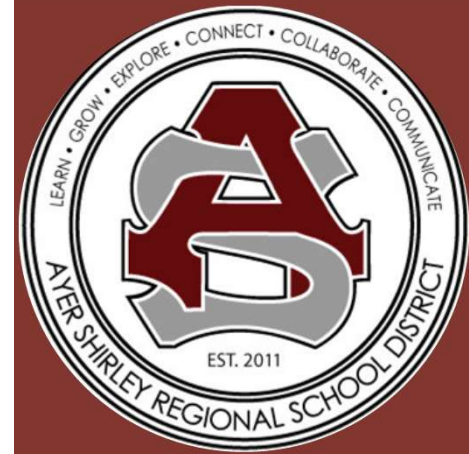
- Repairs

- Major – Major repairs on a facility otherwise capable of supporting the educational program. Follows the Core program processes and timelines.
- Accelerated – Generally roofs, windows, and boilers. An accelerated project plan no more than 18 months in length.
  - Accelerated Repair funds are pro rated if later a Core project is approved
  - For example, if you replace windows, but five years later build a replacement school, reimbursement for the new school will be reduced by a percentage of cost of the windows.



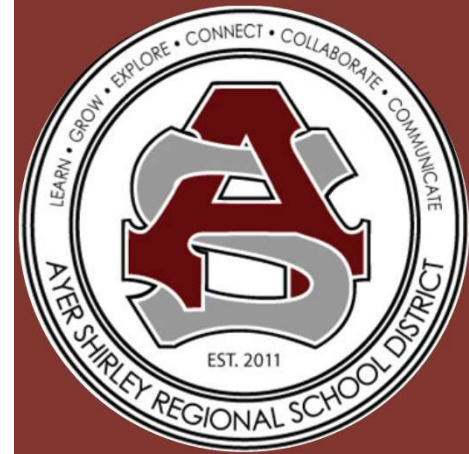
# Why Work With MSBA?

- Millions of dollars of reimbursements, which saves local taxpayers in what otherwise would have to be larger property tax increases via debt exclusion.
  - Base rate begins at 31%, increases based on community demographics and other incentives.
  - New Harvard elementary school: 35%; Crocker elementary Fitchburg: 80%
  - Ayer Shirley HS addition / renovation: 70%
  - Basis for later slides in this presentation: 50%
- Returns your sales tax dollars to your community.
- A proven process encompassing all phases of a project – Feasibility, Design, Construction.
- Access to vetted and high quality architects, owner's project managers (OPM), and construction management companies.



# MSBA Project Considerations

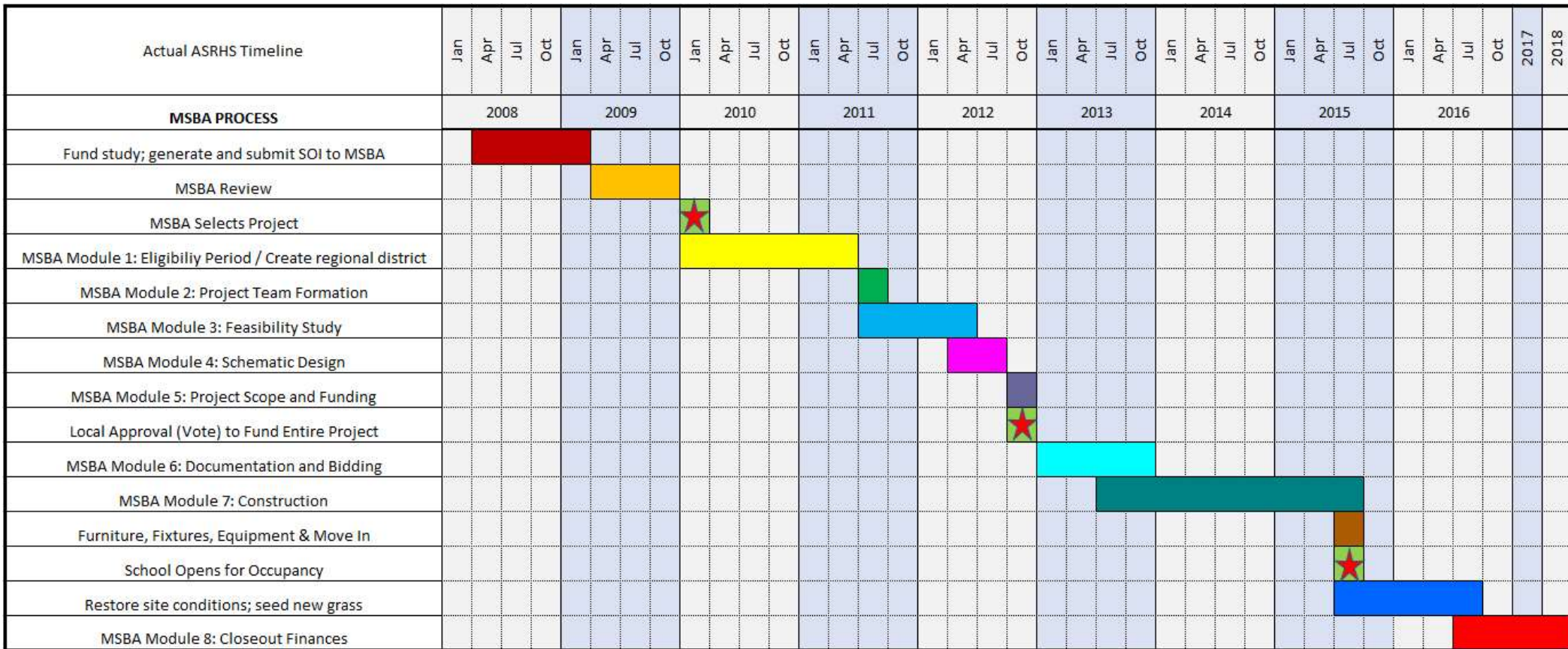
- The process is long, complex, and cumbersome.
- MSBA only accept Statements of Interest (SOI) once per year.
- Getting accepted into their program is a competitive process and only so many school projects get accepted per year.
  - Projects are scored against the cohort of applications on a yearly basis.
  - In 2017, the MSBA received 83 SOI's from 59 different school districts.



# Sample Elementary School Project Timeline

[illegible]

# Ayer Shirley High School Actual Time Line



# Page Hilltop Elementary

# Space Program at Page Hilltop Elementary

## ACUTAL VS. MASSACHUSETTS SCHOOL BUILDING AUTHORITY (MSBA) GUIDELINES

Page Hilltop Elementary School at 522 Students	Existing Conditions		MSBA Guidelines	
Room Type	# of Rooms	Area Totals	# of Rooms	Area Totals
Core Academic Spaces	45	34,875	23	22,850
Special Education	<i>(included above)</i>		12	6,040
Art & Music	4	3,800	8	325
Health & Physical Education	3	6,928	3	6,300
Media Center	8	5,395	1	3,019
Dining & Food Service	14	11,100	5	7,341
Medical	2	523	5	650
Administrative & Guidance	11	5,447	12	2,387
Custodial & Maintenance	0	0	7	2,122
Other—District Offices	7	2,284	0	0
Proposed Student Capacity/Enrollment				522
Total Building Gross Floor Area (GFA) <sup>2</sup>		110,000		80,440

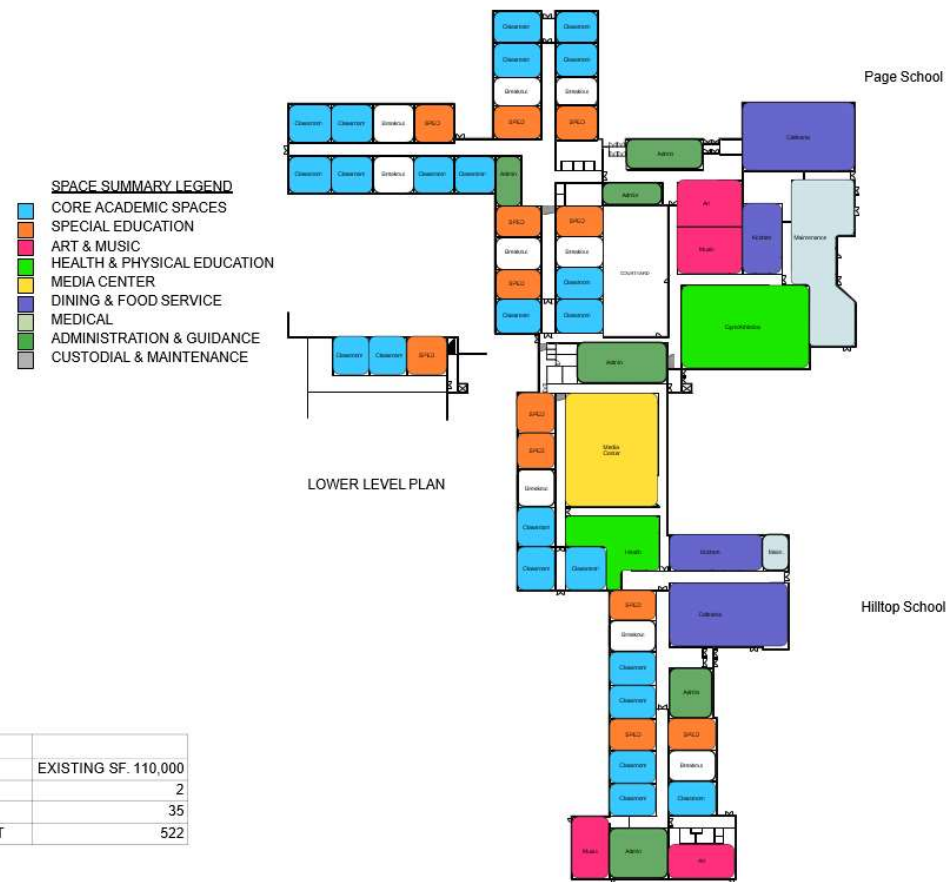
# Page Hilltop Elementary School Site Plan

## Option 1 - Renovation



# Page Hilltop Elementary School Floor Plan

## Option 1 - Renovation



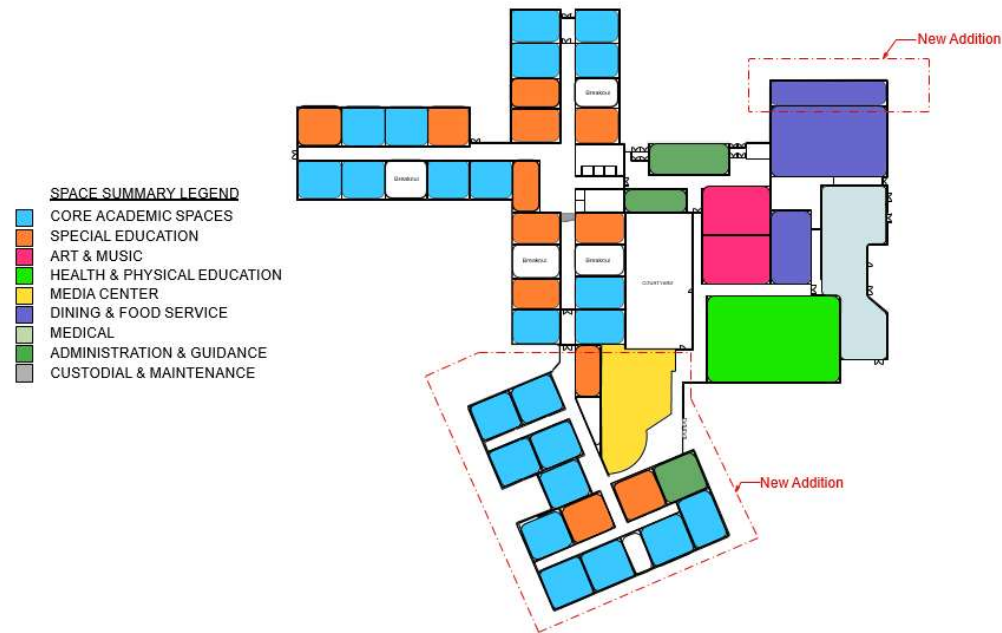
# Page Hilltop Elementary School Site Plan

## Option 2 – Renovation / Addition



# Page Hilltop Elementary School Floor Plan

## Option 2 – Renovation / Addition



FLOOR PLAN

<b>OPTION 2</b>	EXISTING SF. 110,000
ADDITION / RENOVATION	NEW SF. 81,000
# STORIES	2
# CLASSROOMS	35
PROPOSED ENROLLMENT	522

# Page Hilltop Elementary School Site Plan

## Option 3 – New Construction

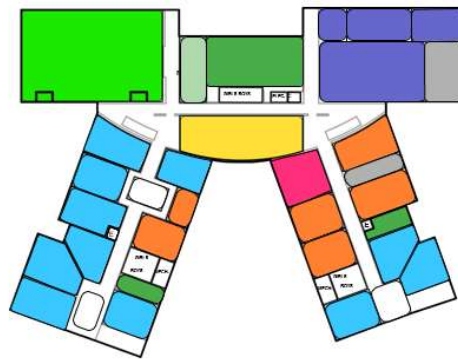


# Page Hilltop Elementary School Floor Plan

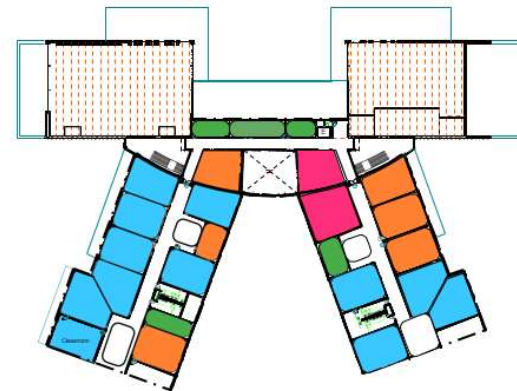
## Option 3 – New Construction

**SPACE SUMMARY LEGEND**

- CORE ACADEMIC SPACES
- SPECIAL EDUCATION
- ART & MUSIC
- HEALTH & PHYSICAL EDUCATION
- MEDIA CENTER
- DINING & FOOD SERVICE
- MEDICAL
- ADMINISTRATION & GUIDANCE
- CUSTODIAL & MAINTENANCE



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SPACE SUMMARY LEGEND

OPTION 3	
NEW SCHOOL	NEW SF. 87,000
# STORIES	2
# CLASSROOMS	35
PROPOSED ENROLLMENT	600

# **Lura A. White Elementary**

# Space Program at Lura A. White Elementary

## ACUTAL VS. MASSACHUSETTS SCHOOL BUILDING AUTHORITY (MSBA) GUIDELINES

Lura A. White Elementary School at 378 Students	Existing Conditions		MSBA Guidelines	
Room Type	# of Rooms	Area Totals	# of Rooms	Area Totals
Core Academic Spaces	30	25,638	16	15,950
Special Education	4	1,202	9	4,530
Art & Music	<i>(included above)</i>		6	2,575
Health & Physical Education	10	8,038	3	6,300
Media Center	3	2,428	1	2,371
Dining & Food Service	2	4,065	5	6,039
Medical	1	272	4	510
Administrative & Guidance	6	1,760	11	2,093
Custodial & Maintenance	0	0	6	1,978
Other—General Purpose Room/Storage	0	0	0	0
Proposed Student Capacity/Enrollment				378
Total Building Gross Floor Area (GFA) <sup>2</sup>		65,836		64,600

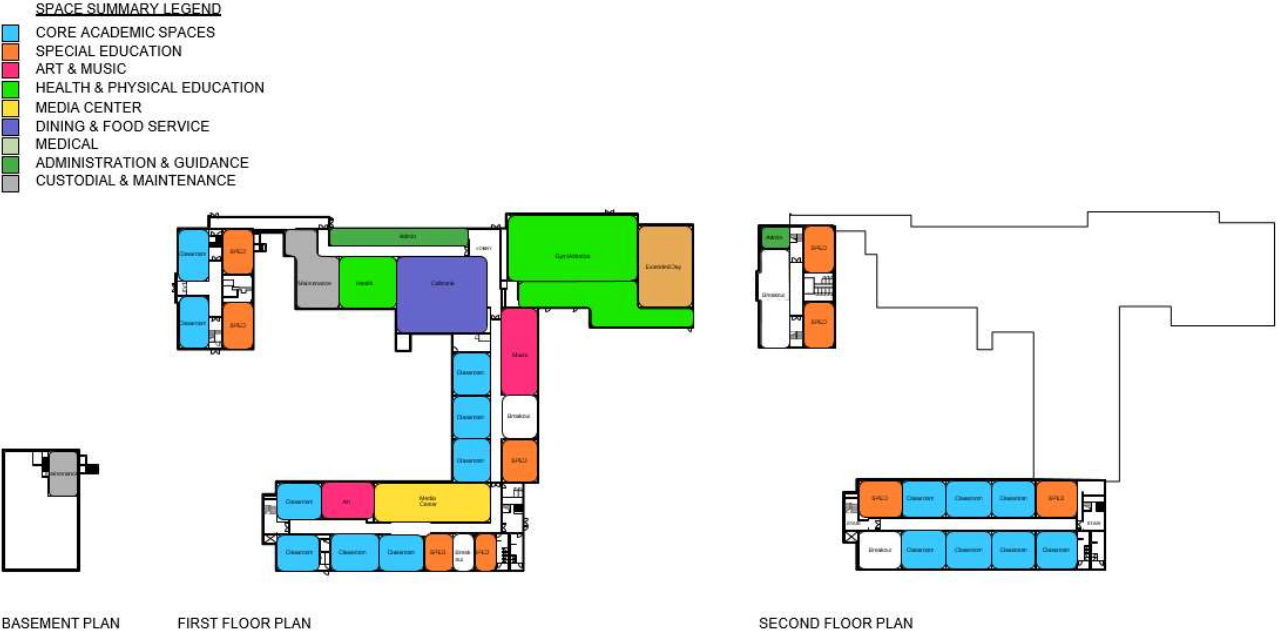
# Lura A. White Elementary School Site Plan

## Option 1 - Renovation



# Lura A. White Elementary School Floor Plan

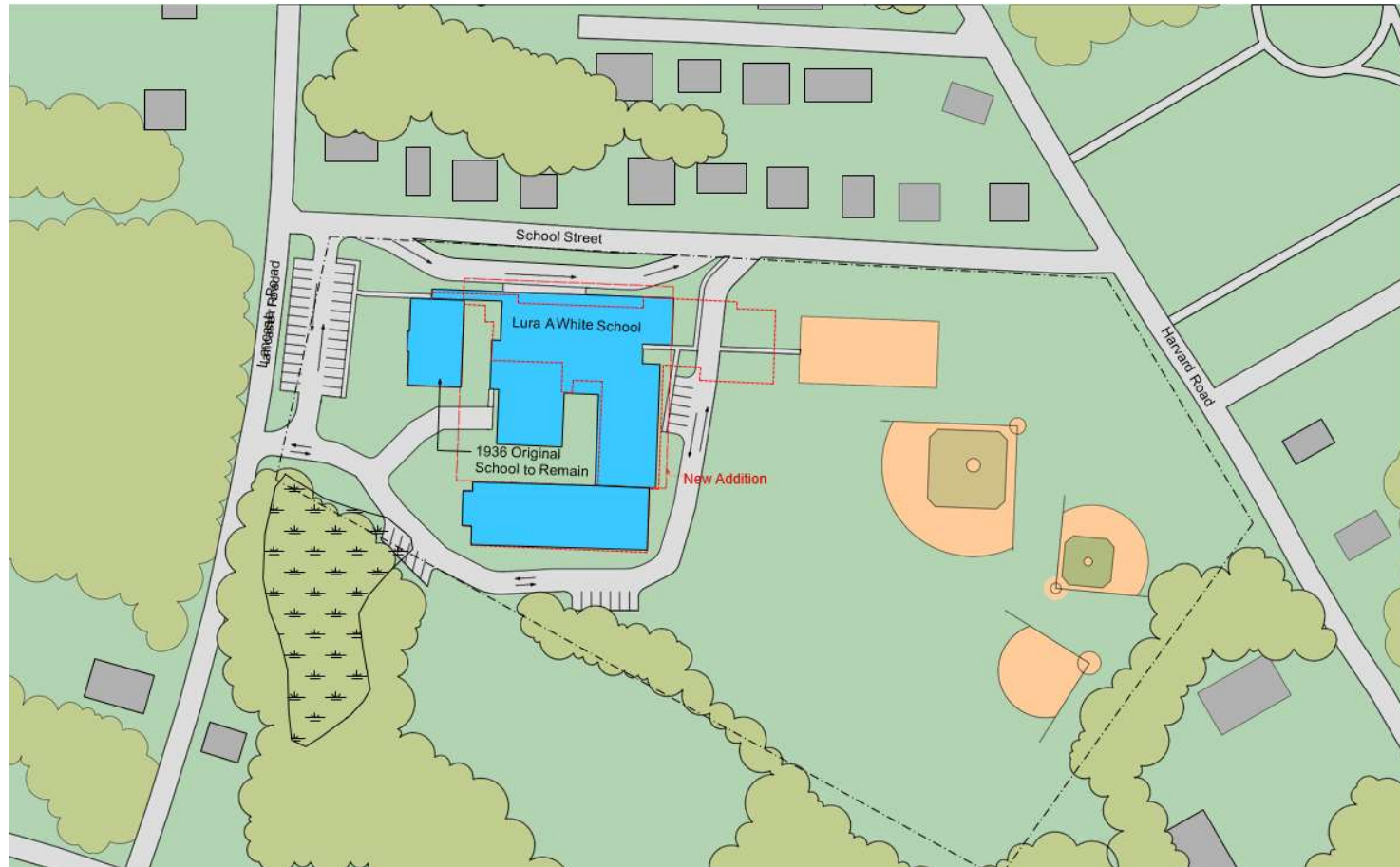
## Option 1 - Renovation



<b>OPTION 1</b>	
RENOVATION	EXISTING SF. 66,047
# STORIES	2
# CLASSROOMS	25
PROPOSED ENROLLMENT	378

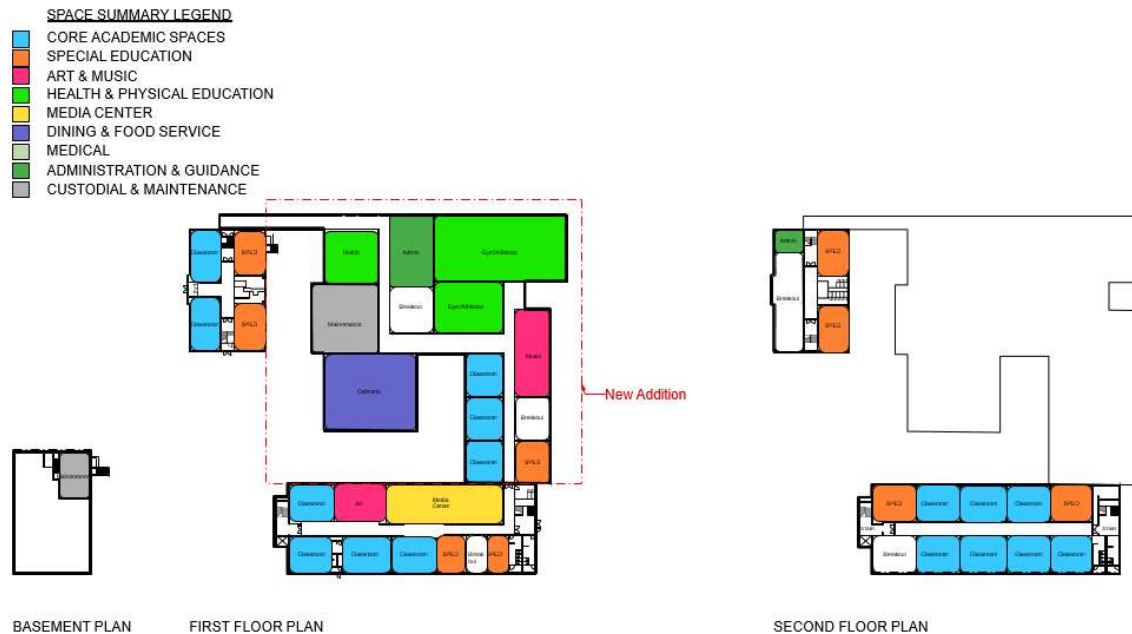
# Lura A. White Elementary School Site Plan

## Option 2 – Renovation / Addition



# Lura A. White Elementary School Floor Plan

## Option 2 – Renovation / Addition



<b>OPTION 2</b>	EXISTING SF. 66,047
ADDITION/RENOVATION	NEW SF. 64,600
# STORIES	2
# CLASSROOMS	25
PROPOSED ENROLLMENT	378

# Lura A. White Elementary School Site Plan

## Option 3 – New Construction

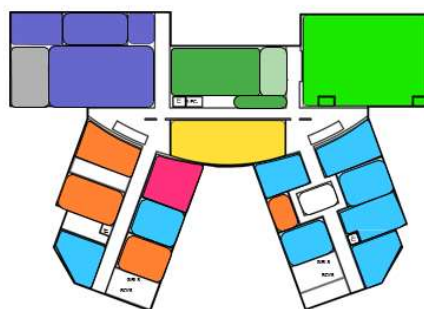


# Lura A. White Elementary School Floor Plan

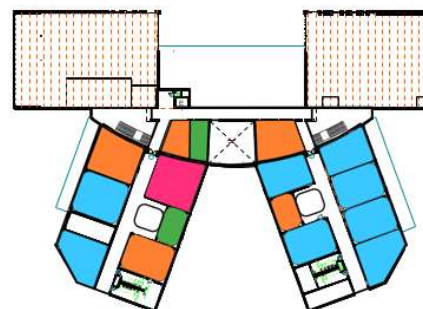
## Option 3 – New Construction

### SPACE SUMMARY LEGEND

- CORE ACADEMIC SPACES
- SPECIAL EDUCATION
- ART & MUSIC
- HEALTH & PHYSICAL EDUCATION
- MEDIA CENTER
- DINING & FOOD SERVICE
- MEDICAL
- ADMINISTRATION & GUIDANCE
- CUSTODIAL & MAINTENANCE



FIRST FLOOR PLAN

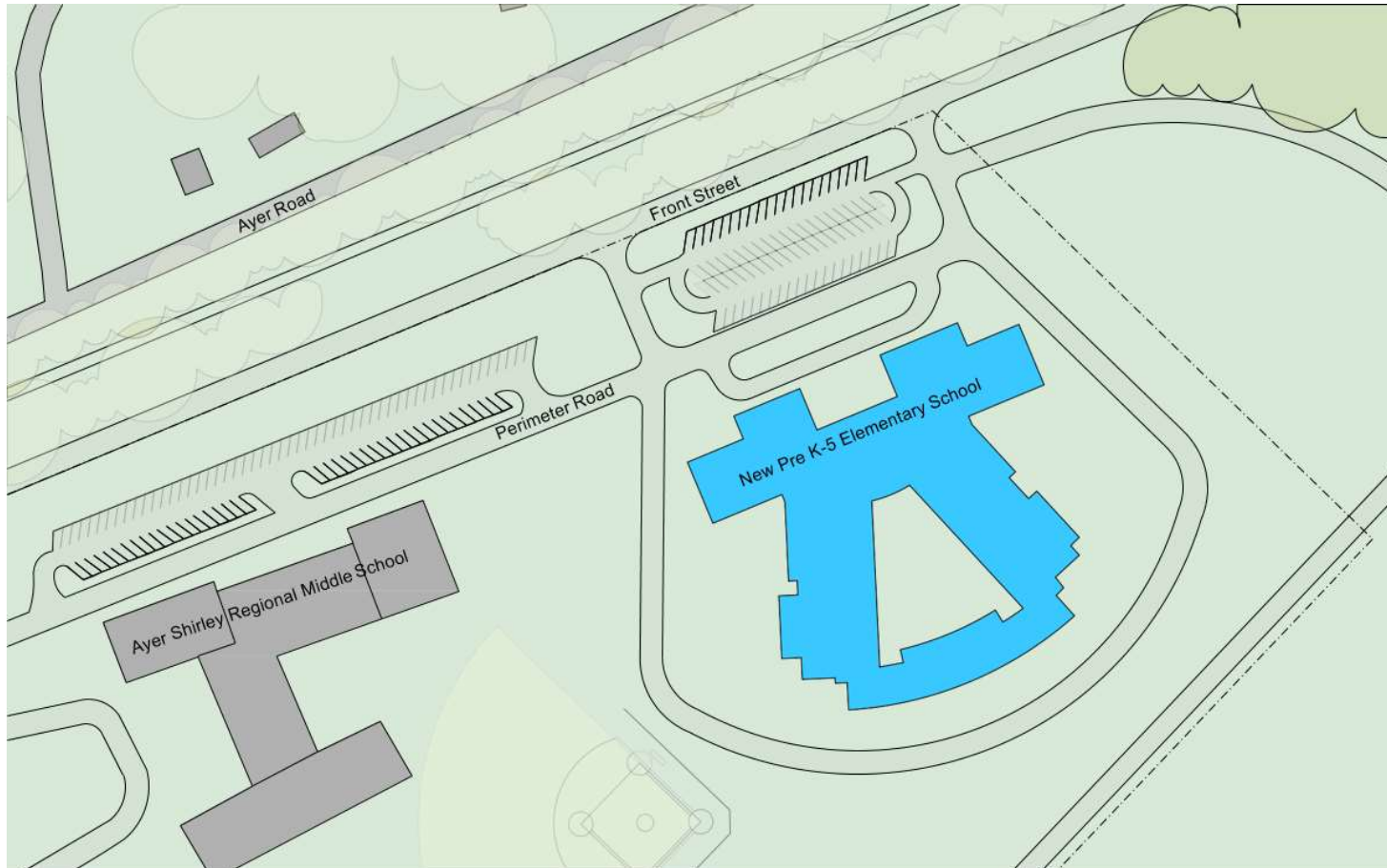


SECOND FLOOR PLAN

<b>OPTION 3</b>	
NEW SCHOOL	NEW SF. 68,000
# STORIES	2
# CLASSROOMS	25
PROPOSED ENROLLMENT	400

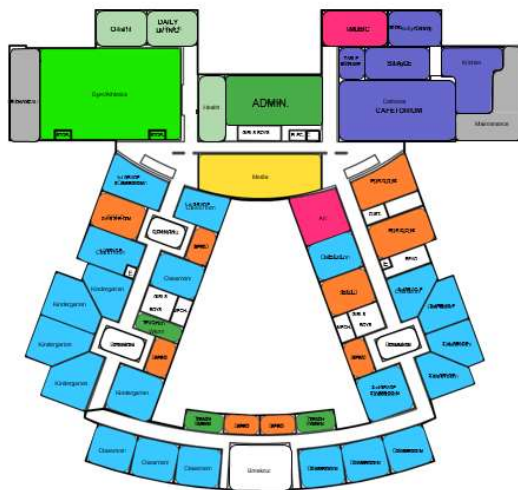
# **Regional Elementary School**

# Regional Elementary School Site Plan

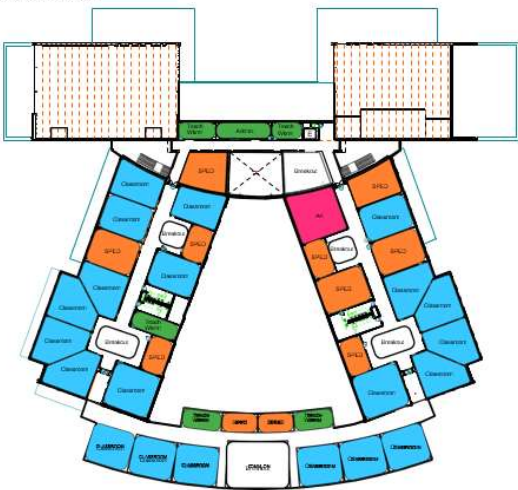


# Regional Elementary School Floor Plan

- SPACE SUMMARY LEGEND**
- CORE ACADEMIC SPACES
  - SPECIAL EDUCATION
  - ART & MUSIC
  - HEALTH & PHYSICAL EDUCATION
  - MEDIA CENTER
  - DINING & FOOD SERVICE
  - MEDICAL
  - ADMINISTRATION & GUIDANCE
  - CUSTODIAL & MAINTENANCE



FIRST FLOOR PLAN



SECOND FLOOR PLAN

<b>OPTION 1</b>	
NEW SCHOOL	NEW SF. 140,000
# STORIES	2
# CLASSROOMS	50
PROPOSED ENROLLMENT	900

# **Projected Budgets for Elementary School Options**

## Page Hilltop Elementary School Options

Option 1—Renovation	
Probable Construction Cost	\$42,852,000
Soft Cost @ 30%	\$12,855,600
<b>Projected Total Budget</b>	<b>\$55,707,600</b>
Option 2—Renovation/Addition	
Probable Construction Cost	\$38,169,500
Soft Cost @ 30%	\$11,450,800
<b>Projected Total Budget</b>	<b>\$49,620,300</b>
Option 3—New Construction	
Probable Construction Cost	\$42,217,400
Soft Cost @ 30%	\$12,665,200
<b>Projected Total Budget</b>	<b>\$54,872,600</b>

## Lura A. White Elementary School Options

Option 1—Renovation	
Probable Construction Cost	\$25,258,400
Soft Cost @ 30%	\$7,577,500
<b>Projected Total Budget</b>	<b>\$32,835,900</b>
Option 2—Renovation/Addition	
Probable Construction Cost	\$31,636,300
Soft Cost @ 30%	\$9,490,900
<b>Projected Total Budget</b>	<b>\$40,127,200</b>
Option 3—New Construction	
Probable Construction Cost	\$34,568,100
Soft Cost @ 30%	\$10,370,400
<b>Projected Total Budget</b>	<b>\$44,938,500</b>

# Regional Elementary School

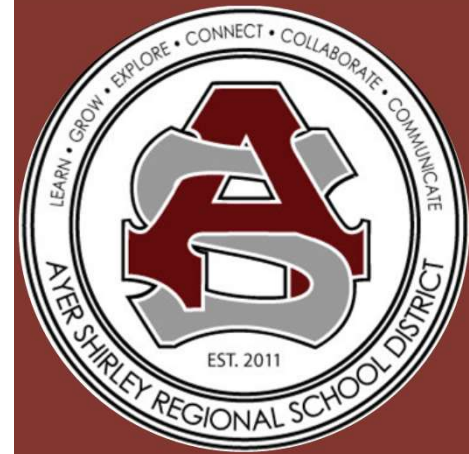
New Construction	
Probable Construction Cost	\$60,466,000
Soft Cost @ 30%	\$18,139,800
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<b>Projected Total Budget</b>	<b>\$78,605,800</b>

## Renovations vs. New School Cost Analysis

Renovation (Option 1) at Page Hilltop @ 100% District Share	\$55,700,600
Renovation (Option 1) at Lura A. White @ 100% District Share	\$32,835,900
<b>Total District Cost</b>	<b>\$88,543,500</b>
New School (Option 3) at Page Hilltop @ 50% District Share	\$27,436,300
New School (Option 3) at Lura A. White @ 50% District Share	\$22,469,200
<b>Total District Cost</b>	<b>\$49,905,550</b>
New Regional Elementary School @ 50% District Share	<b>\$39,302,900</b>

## Next Steps

- Summer / Fall 2018: Administration reviews recommended repairs and recommends plan to school committee within time and budget constraints.
- Fall 2018 (tentative): Prepare MSBA Statement of Interest (SOI).
- Early 2019 (tentative): Submit SOI to MSBA.
- Fall 2019 – Response from MSBA
  - If successful, request funds from towns for Feasibility Study phase.
  - If unsuccessful, work with MSBA to understand why and resubmit SOI in 2020.



Q & A

Thank you for attending.

